

Additional Offering

Mulkia – Gulf Real Estate REIT Fund

A closed-end Sharia-compliant real estate investment traded fund, regulated by the Investment Fund Regulations issued by the Capital Market Authority (CMA).



Portfolio Overview



Burger King
Restaurant, Obhur Jeddah



Alysamin Residential
Building Riyadh



Al-Namudhajiyyah
hotel complex Riyadh



Vivienda Hotel
Villa Complex Riyadh



The Elite
Complex Riyadh



Commercial
Building, Alsheraa Jeddah



Commercial
Building Khamis Mushait



Dinar Commercial
Building Jeddah



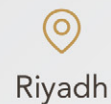
Teqnia Commercial
Industrial Complex Riyadh



West Avenue
Mall Dammam

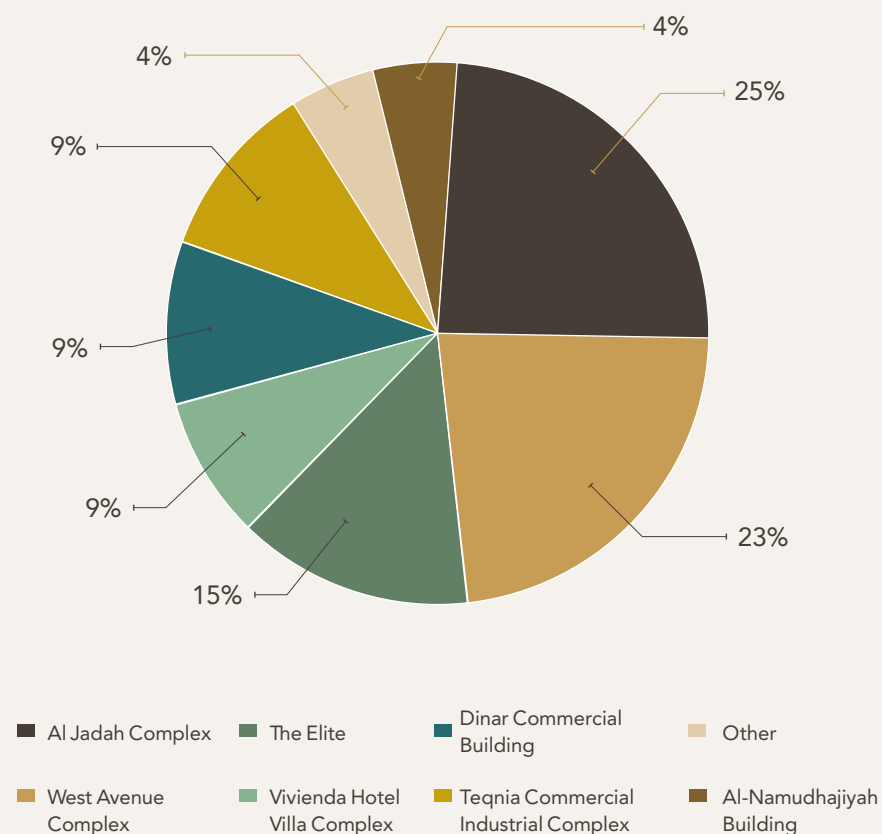
Targeted Property to Increase
the Fund's Net Asset Value:

**Al Jadah Commercial
Hotel Complex (Riyadh)**

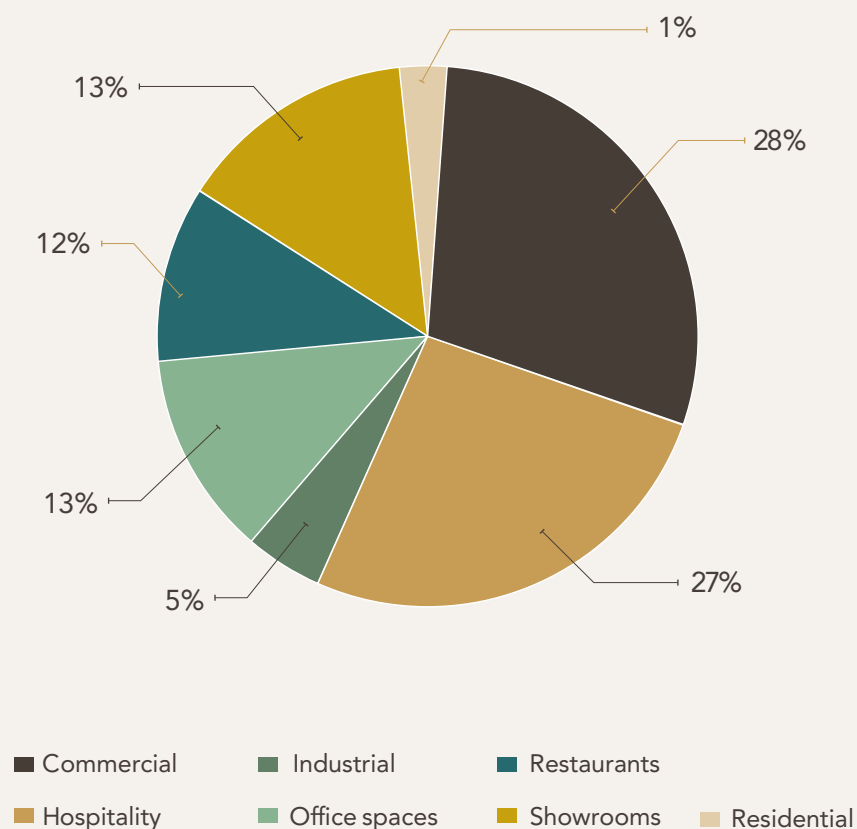


Assets and Sectors of the Real Estate Portfolio

Portfolio Assets

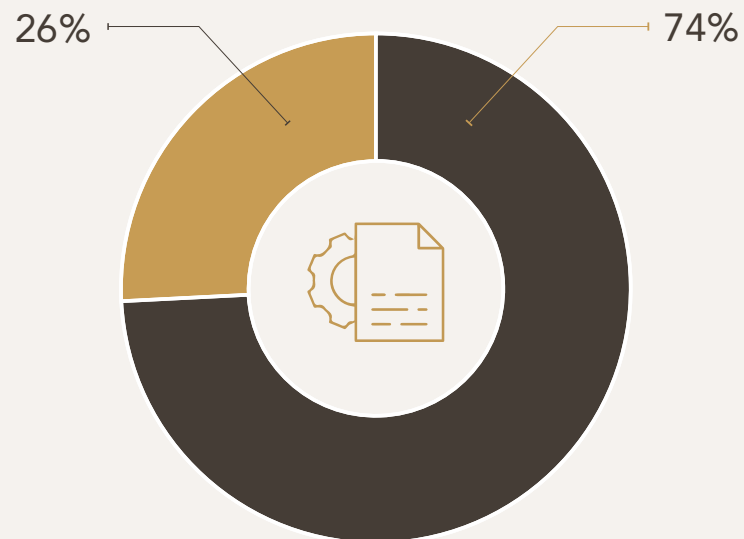


Assets and Sectors of the Real Estate Portfolio



Assets and Sectors of the Real Estate Portfolio

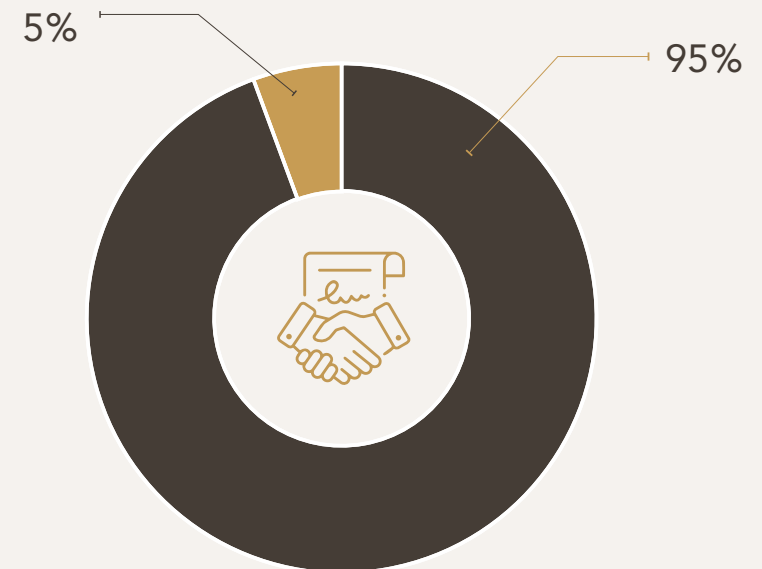
Lease Terms



■
Less than three
years

■
Three or more
years

Occupancy Rate












■
Vacancy Rate

■
Occupancy Rate

Targeted Property to Increase the Fund's Net Asset Value:

Al Jadah Commercial-Hotel Complex.

	Acquisition Amount SAR 335 million		Location Qurtubah District, Riyadh		Type Commercial/Hotel
	Project units Showrooms rented to tenants/ hotel manager (Radisson Blu)		Hotel Manager Radisson Blu		Commercial Property Manager OPM
	Annual Rental Return 7.91 %		Annualized Income* SAR 26.5 million		Land Size 21,670 m2

Real Estate Valuation

Esnad Real Estate		Average		Average	Rate of the difference between the real estate purchase value and the average real estate appraisals
Valuation (SAR)	Method	Valuation (SAR)	Method		
343,400,000	Discounted cash flow	340,735,500	Discounted cash flow	341,735,500	2.01% +

*The commercial properties and the hotel's expected revenue are based on the available information to the fund manager.

Subscription and Dividend Returns

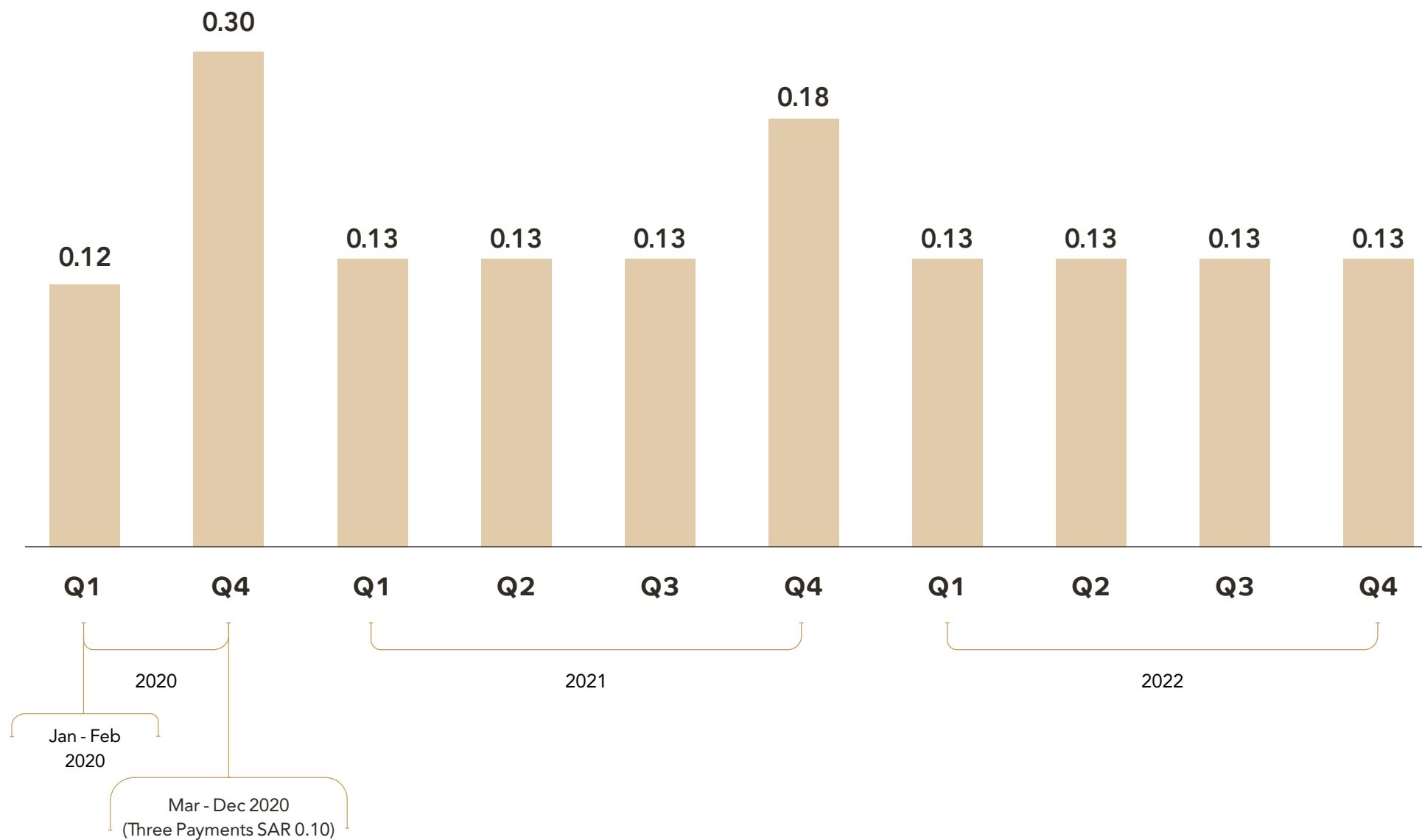
**Subscription
Price** **6.68**
SAR per unit

Average closing price for the number of five trading days ending three days before the start of the offering period with the subtraction of %10.

distribution year	2020	2021	2022
Yearly dividends	SAR 0.42	SAR 0.57	SAR 0.52
Dividends Rate to the Subscription price	6.29 %	8.53 %	7.78 %

Dividends

Quarterly Dividends (SAR per unit)



Additional Offering



Mulkia Gulf Real Estate REIT Fund announced its acquisition of a real estate asset [Aljadah Commercial/Hotel Complex]

The Fund aims to offer additional units, worth SAR 250 million, to complete the acquisition of Al Jadah Commercial/Hotel Complex. As well as the partial reimbursement of the Fund-based financing amount.

Key numbers to increase the fund's total assets



Current Capital (pre-gain)
SAR 681,086,520



Number of Outstanding Units
68,108,652 Unit



Indicative Unit Price

SAR 9.60 per unit.

(As in 31/12/2022 Based on raw unaudited data)



Minimum Subscription (per shareholder)
SAR 500



Maximum Subscription
(per shareholder)
SAR 37.5 million



Subscription Price
SAR 6.68 per unit



Additional Offering Amount
SAR 250 million



Objectives and Advantages: Additional Offering of Mulkiya GULF Real Estate REIT Fund

- Completing the acquisition of Al Jadah Comercial/Hotel Complex in order to enhance the diversification of the Fund's real estate portfolio and increase rental income, which enhances the Fund's ability to distribute dividends to unitholders
- Paying part of the existing financing on the fund to reduce the impact of the high financing costs.
- Providing fund units at a price of %10 less than the market price. Where the subscription rate (offering) for the additional units is equal to the average closing price for the number of five trading days ending three days before the start of the offering period with the subtraction of the %10.
- The fund manager waived the subscription fees, dealing fees, capital structuring fees, and financing structuring fees in the second additional offering in favor of the fund. This reduces the fund's costs and contributes to enhancing its net returns.
- The fund is registered for zakat purposes with the Zakat, Tax, and Customs Authority, since 2019.



Hotel
Villas



Cafés and
Restaurants



Office
Spaces



Five-star
Hotel



Auditorium



Business
Center



Gym

The asset is expected to generate a total rental income of SAR **26.5** million through 2023, which translates into an asset yield of **7.91%**



Aljada Hotel and Commercial Complex is one of the most modern complexes that includes entertainment, commercial and office spaces in the city of Riyadh.

The complex consists of retail spaces, restaurants, cafes, and a hotel part that contains an international 5-star hotel operated by Radisson Blu, consisting of 104 rooms, 16 hotel villas, a ballroom, office homes and spaces, and a gym.

It is also distinguished by its strategic location, as it is located on Al-Thumama Road, an extension of Al-Takhassusi Road, near the Sidra project from Roshan, King Khalid International Airport, and several universities and attraction sites in Riyadh. The complex embraces many well-known tenants, which in turn will attract a heavy demand for the area.

The property is on Al Thoumamah Road

Only a few minutes away from
Frequented sites

SIDRA by
ROSHN



3 Mins

Princess Nourah bint
Abdurahman University



7 Mins

Saudi Arabia Railways
Station (SAR)



7 Mins

The Business
Gate



10 Mins

Imam Mohammed Ibn
Saud Islamic University



12 Mins

KAPSARC



12 Mins

King Khalid
International Airport

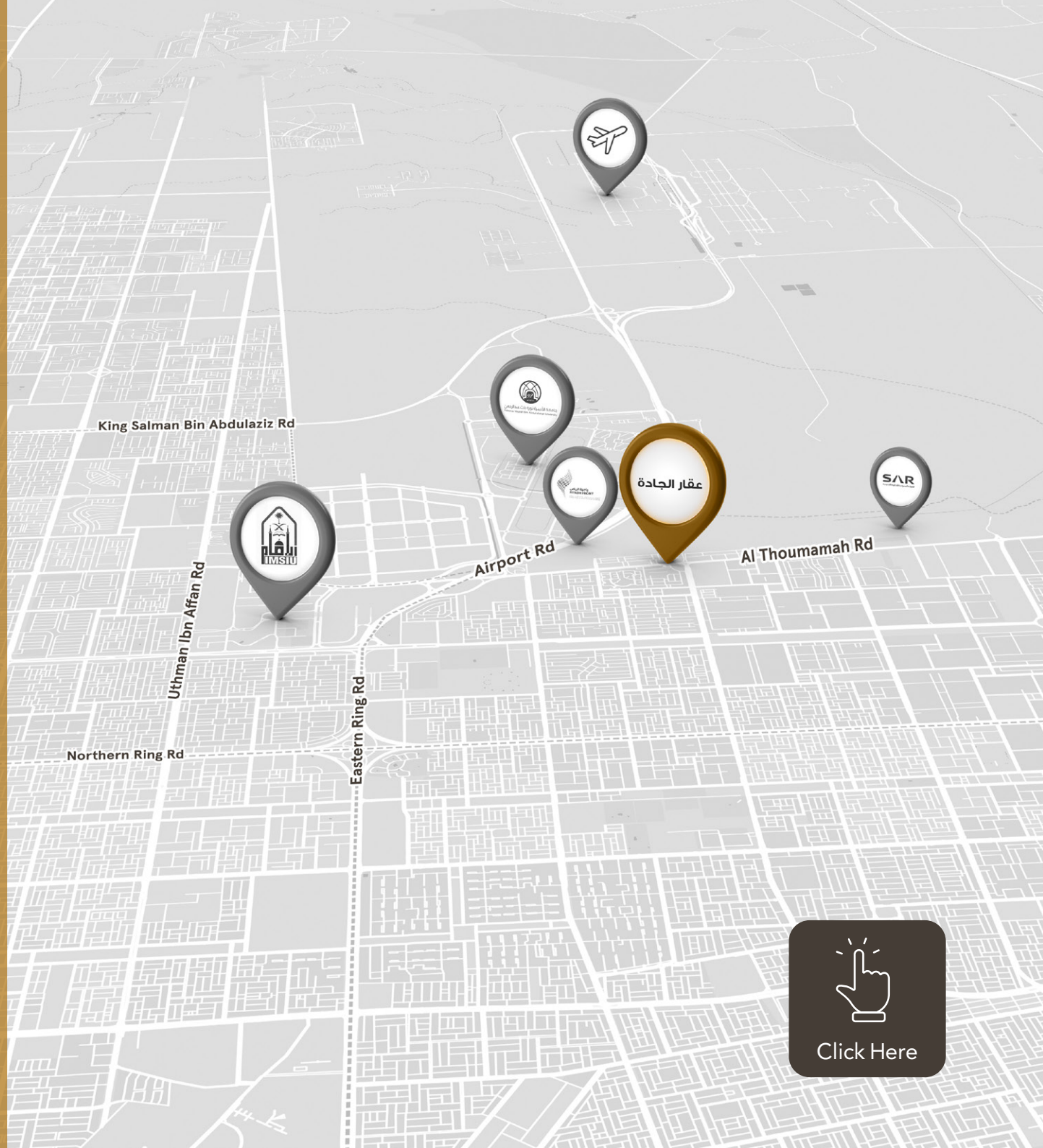


15 Mins

Granada
Business



16 Mins



Click Here

Subscription Method



مملكة
عقارات
الخليج
رييت

MULKIA
Gulf Real Estate REIT

Investors may subscribe in the additional offering if they have an active investment portfolio with a CMA Licensed Institution.

Investors can subscribe via the digital channels of the Receiving Banks by visiting the following website: (www.mulkia.com.sa)



A copy of the fund's Terms & Conditions and financial statements could also be found on the website.



Offering Period

Start date: **March 16, 2023**

End date: **March 29, 2023**



For Inquiries

8001199992

Receiving Banks

بنك الجزيرة
BANK ALJAZIRA

www.baj.com.sa
800 244 0404

مصرف الراجحي
alrajhi bank

www.alrajhibank.com.sa
8001241222

Offering Manager

الجزيرة كابيتال
ALJAZIRA CAPITAL

www.aljaziracapital.com
8001169999

Fund Manager

مملكة
عقارات
الخليج
رييت
MULKIA
INVESTMENT

www.mulkia.com.sa/ar/
8001199992

Disclaimer

(Capital Market Authority do not grant any assurance regarding accuracy or fullness of this document. The Authority shall not be responsible for any loss resulting from this document or due reliance on any part of it. Persons who desire to participate or subscribe to offering securities, as per this document, shall check the validity of information subject to offering securities. In the event of inability to understand contents of this documents or other offering documents, they shall take the advice of an authorized financial advisor).

This presentation is not intended to be exclusive or to provide all the information that the recipient might need to assess fund performance and/or investment risks. The recipient shall rely on its own review and assessment of investment opportunity, including benefits and possible risks on its decision. In the event of inability, the recipient shall take the advice of authorized financial advisor.

No party has the right to interpret contains of this presentation as financial, legal or any other advice in any way. Mulkia Investment does not provide any guarantees, claims or undertakings express or implied as well as the company shall not bear any legal inquiry, whether direct or indirect, or responsible for accuracy and fullness or benefit from any information contained in this clause. In addition, information provided in this clause has been prepared for informational purpose only. Investment in any of Mulkia Investment products is subject to terms and conditions of that product. Investment in any of the products shall not be considered as deposits and is unsecured since the investment value is subject to fluctuation, whereas the investment value or any resulting income may increase or decrease, which means

that the investor may not receive the full amount invested. Previous performance is not indicator of future performance as well as targeted and expected results are not guaranteed.

Each party receiving such offer shall consult its own advisors on any matters relating to its potential decision. The company will provide an opportunity for any related party or its agent to ask questions to the company's officials regarding any of the aspects related to the offer. By investing in the fund, the investor shall be considered as an acknowledgment of its notification and acceptance to the fund's terms and conditions.

Mulkia Investment, an financial market institution Licensed by Capital Market Authority with license No.13170-37
Elite Mall, first floor, 8565 Prince Abdulaziz Ibn Musaid Ibn Jalawi St., Al-Sulimaniyah District, Riyadh 12234 – 2874, Kingdom of Saudi Arabia
CR No. 1010407245
P.O. 52775
Riyadh 11573